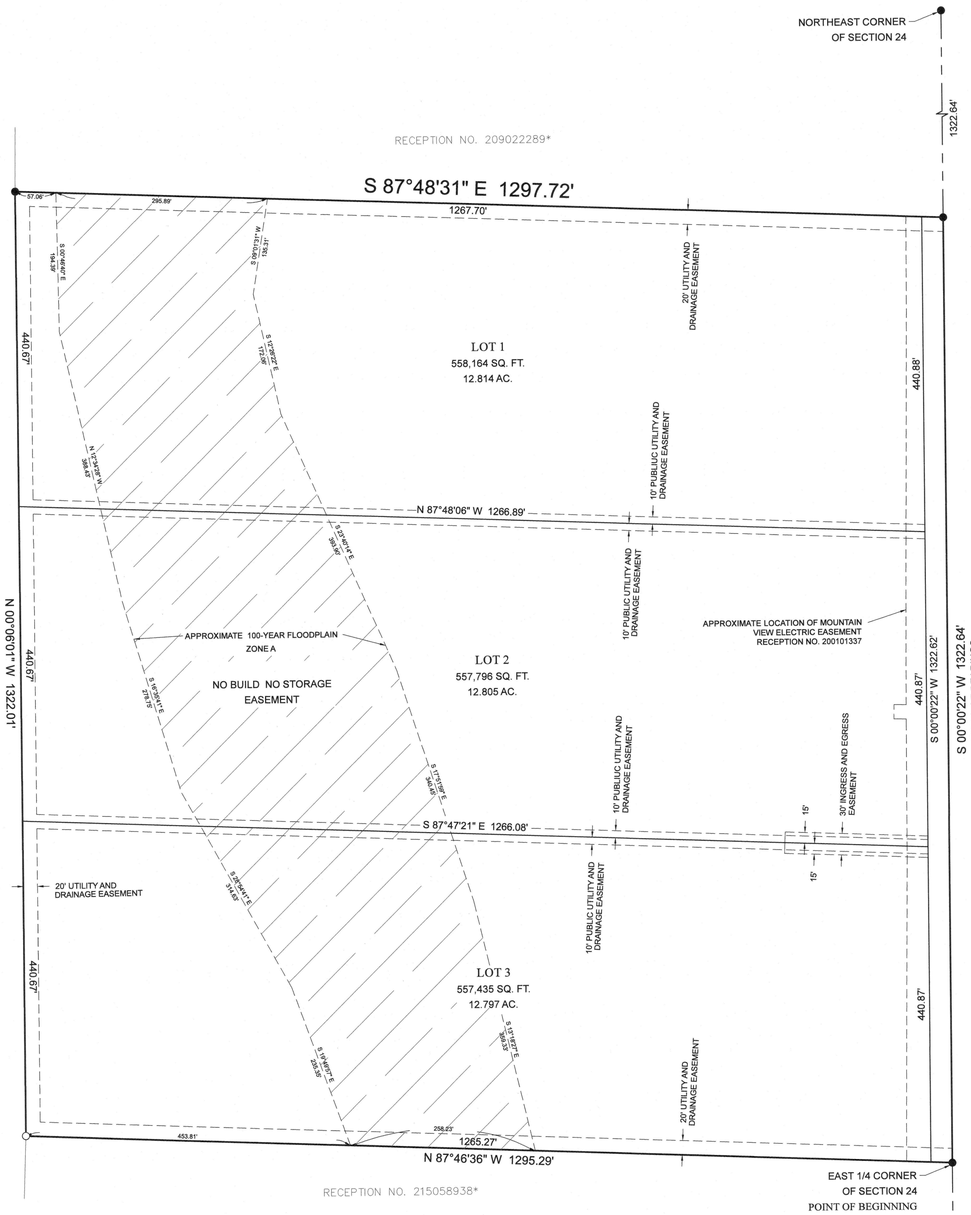
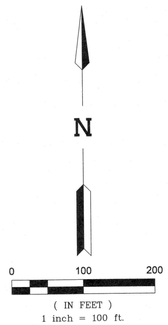
MOUNTAINS TO VIEW ESTATES

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24
TOWNSHIP 12 SOUTH RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO

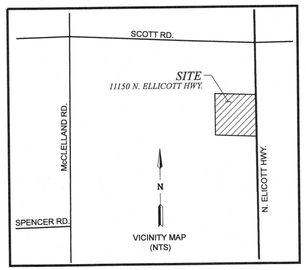




LEGEND:

- ● FOUND 2-1/2" ALUMINUM CAP ON 3/4"REBAR "LS 27270" STAMPED PER BLM REGULATIONS
- ○ SET 30"x3/4" REBAR AND 2-12" ALUMINUM CAP "PLS 30106" STAMPED PER BLM REGULATIONS
- BOUNDARY LINE
- SECTION LINE
- LOT LINE
- EASEMENT LINE

* NOT A PART OF THIS SURVEY



KNOW ALL MEN THESE PRESENTS:

THAT MEADOW HOMES LLC , A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNERS OF THE FOLLOWING TRACT OF LAND , TO WIT:

LEGAL DESCRIPTION:

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST ONE QUARTER CORNER OF SAID SECTION 24 BEING A FOUND 2-1/2" ALUMINUM CAP "LS 27270" ON A 3/4" REBAR , FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 24 BEING A FOUND 2-1/2" ALUMINUM CAP "LS 27270" ON A 3/4" REBAR BEARS N00°00'22"E FOR A DISTANCE OF 2645.28 FEET;
THENCE N87°46' 36"W ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, A DISTANCE OF 1295.29 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24;
THENCE N00°06'01"W ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, A DISTANCE OF 1322.01 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24;
THENCE S87°48'31"E ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, A DISTANCE OF 1297.72 FEET TO THE NORTHEAST CORNER SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24;
THENCE S00°00'22"W ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24 A DISTANCE OF 1322.64 FEET TO THE POINT OF BEGINNING;

EXCEPT THE EAST 30 FEET THEREOF.

CONTAINING 1,713,073 SQUARE FEET OR 39.327 ACRES MORE OR LESS.

DEDICATION:

THE UNDERSIGNED OWNERS HAVE CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS AND EASEMENTS AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE THOSE RIGHT-OF-WAYS AND EASEMENTS SHOWN ON AND CREATED BY THIS PLAT FOR THE USE WHICH THEY ARE INTENTED. THIS TRACT OF LAND AS HEREON PLATTED SHALL BE KNOWN AS MOUNTAINS TO VIEW ESTATES, COUNTY OF EL PASO, STATE OF COLORADO.

OWNER:

THE AFOREMENTIONED, MEADOW HOMES LLC , A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS DOCUMENT ON THIS _____ DAY OF _____, 2018 A.D.

_____
REPRESENTATIVE
MEADOW HOMES LLC , A COLORADO LIMITED LIABILITY COMPANY

NOTARIAL:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

THE FOREGOING DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018 A.D.

EASEMENTS:

BOTH SIDES OF ALL SIDE LOT LINES ARE PLATTED WITH A TEN (10) FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, THE NORTH, WEST, AND SOUTH EXTERIOR SUBDIVISION BOUNDARIES ARE PLATTED WITH A TWENTY (20) FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTAINENCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE ADJACENT PROPERTY OWNERS.

A THIRTY (30) FOOT INGRESS AND EGRESS EASEMENT IS GIVEN FOR ACCESS TO LOT 2 AND LOT 3 AND WILL BE FIFTEEN (15) FEET ON EACH SIDE OF THE COMMON LOT LINE BEGINNING AT THE WEST RIGHT-OF-WAY LINE OF THE ELLICOTT HIGHWAY AND EXTENDING ALONG THE COMMON LOT LINE FOR A DISTANCE OF TWO HUNDRED (200) FEET. THE SOLE RESPONSIBILITY FOR MAINTAINENCE OF THIS EASEMENT IS HEREBY VESTED WITH THE ADJACENT PROPERTY OWNERS.

NOTES:

1. THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 24 BEING A FOUND 2-1/2" ALUMINUM CAP "LS 27270" ON A 3/4" REBAR AT THE SOUTH END AND BEING A FOUND 2-1/2" ALUMINUM CAP "LS 27270" ON A 3/4" REBAR AT THE NORTH END. ASSUMED TO BEAR N00°00'22"E FOR A DISTANCE OF 2645.28 FEET;
2. UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.
3. THIS PLAT WAS CREATED WITH A TITLE COMMITMENT FROM COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NO 598-H0490910-072-DR8, AMENDMENT NO. 3 EFFECTIVE DATE: JANUARY 10, 2017 AT 7:00 A.M. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MARR LAND SURVEYING, TO DETERMINE OWNERSHIP OF THE TRACT, VERIFY COMPATIBILITY WITH ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD.
4. FLOODPLAIN INFORMATION SHOWN IS TAKEN FROM FEMA FIRM MAP NUMBER 08041CO600 F, EFFECTIVE DATE MARCH 17, 1997.
5. THE NO BUILD AREA SHOWN IS INDICATED AS A "ZONE A" FLOOD AREA.
6. THE PROPERTY MAYBE SUBJECT TO WATER RIGHTS AND DITCHES AND DITCH RIGHT CONVEYED IN A DEED RECORDED NOVEMBER 08, 1960 IN BOOK 1831 AT PAGE 363.
7. THE PROPERTY IS SUBJECT TO A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS DATED AND RECORDED OCTOBER 2, 1897 AND RECORDED IN ROAD BOOK A AT PAGE 78 WHICH PROVIDED THAT ALL SECTION LINES, TOWNSHIP LINES ON THE PUBLIC DOMAIN EAST OF THE RANGE LINE SEPARATING RANGES 65 WEST AND 66 WEST ARE DECLARED TO BE PUBLIC HIGHWAYS HAVING A WIDTH OF 60 FEET, BEING 30 FEET ON EACH SIDE OF SAID SECTION LINES, TOWNSHIP LINES OR RANGE LINES.
8. THE PROPERTY IS SUBJECT TO AN AGREEMENT WITH COLORADO INTERSTATE COMPANY RECORDED AT BOOK 2450 PAGE 586.

SURVEYOR'S CERTIFICATION:

I, THOMAS S. MARR, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS PLAT HAS BEEN PREPARED UNDER MY DIRECTION IN ACCORDANCE WITH THE COLORADO REVISED STATUTES, AS AMENDED AND THIS PLAT DOES ACCURATELY SHOW THE DESCRIBED TRACT OF LAND AND THE SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF THE COLORADO REVISED STATUTES, 2016 AS AMENDED, HAVE BEEN MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.

_____
THOMAS S. MARR
COLORADO P.L.S. NO. 30106

RECORDING:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ THIS _____ DAY OF _____, 2018 A.D.
AND IS DULY RECORED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

SURCHARGE: _____ CHUCK BROERMAN, RECORDER

FEE: _____

BY: _____
DEPUTY

FEES:

SCHOOL FEE: _____
BRIDGE FEE: _____
PARK FEE: _____
DRAINAGE FEE: _____

MARR LAND SURVEYING
506 Bonfoy Ave B
Colorado Springs, CO 80909
Tel: (719) 660-8263
tmarr@marrlandsurveying.com

REVISIONS			
NO.	DESCRIPTION	BY	DATE

MOUNTAINS TO VIEW ESTATES

PROJECT NO. 17-012	Drawn By: TSM	Date: 9/10/17
	Checked By: TSM	Sheet: 1 of 1

MARR LAND SURVEYING